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## AGENDA ITEM 5A

Second reading and consideration of a motion to adopt Ordinance No. 8141, designating the building and a portion of the property at 479 Arapahoe Avenue to be known as the Higman House, as an individual landmark under the city's Historic Preservation Ordinance.

Applicant/Owner: Mark Gerwing/Katherine Toan Merlin

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## PROCEDURE FOR QUASI-JUDICIAL PUBLIC HEARING

1. All speaking to the item are sworn in
2. City Council members note any ex parte contacts
3. Staff presentation
4. Applicant presentation
5. Public hearing opened for citizen comments
6. Applicant rebuttal
7. Public hearing closed; City Council discussion
8. A motion requires an affirmative vote of at least 5 members to pass motion. Motions must state findings, conclusions, and recommendation
9. A record of the hearing is kept by staff

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## THE CITY COUNCIL'S DECISION

- **Approve** the designation by Ordinance
  - **Modify** and **Approve** by Ordinance
  - **Disapprove** the designation
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## CRITERIA FOR THE CITY COUNCIL'S DECISION:

### 9-11-1 & 9-11-2, Boulder Revised Code

Whether the subject property meets the criteria for individual landmark designation and conforms with the purposes and standards of the ordinance, in balance with the goals and policies of the Boulder Valley Comprehensive Plan.

*“Special character and historic, architectural, or aesthetic interest or value...”*

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# 479 Arapahoe Avenue







479 Arapahoe Avenue, c.1910  
*Carnegie Branch Library for Local History*



479 Arapahoe Avenue, 2016



# CRITERIA FOR LANDMARK ELIGIBILITY

## Historic Significance

**Date of Construction:** c. 1901

**Association with Persons:** Higman Family

**Development of the Community:** Highland Lawn (1880-1920)

**Recognition by Authorities:** 1989 Historic Building Inventory





# CRITERIA FOR LANDMARK ELIGIBILITY

## Architectural Significance

- **Recognized Period or Style:** Queen Anne Vernacular
- **Artistic Merit:** Architectural Detailing, brickwork, shingles



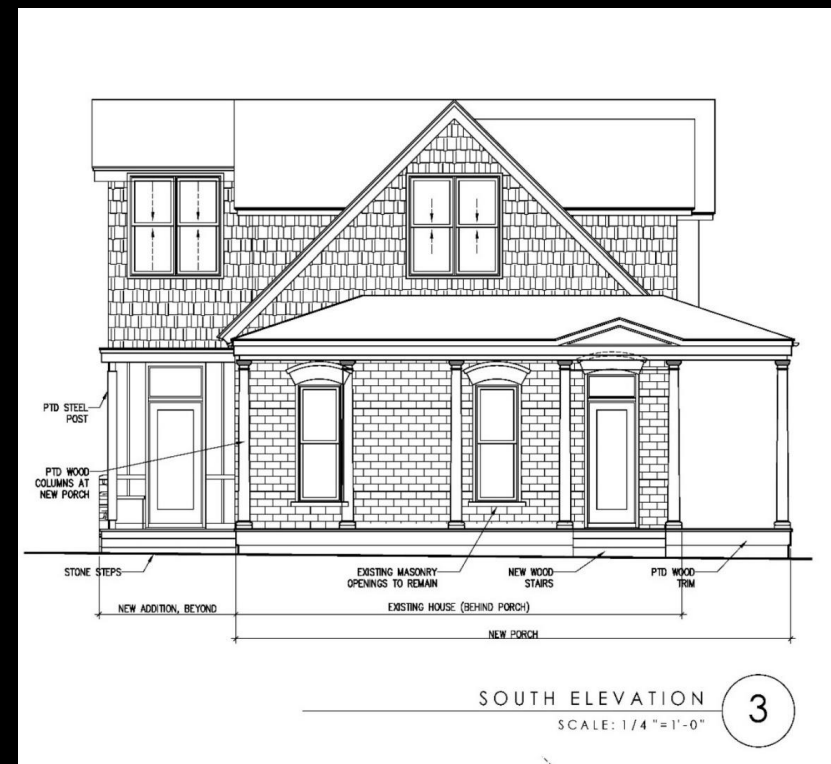


# Environmental Significance

- **Site Characteristics:** Residential Historic Character
- **Compatibility with Site:** Residential Historic Character
- **Environmental Appropriateness:** Residential Historic Character
- **Area Integrity:** Potential Expanded Highland Lawn Historic District

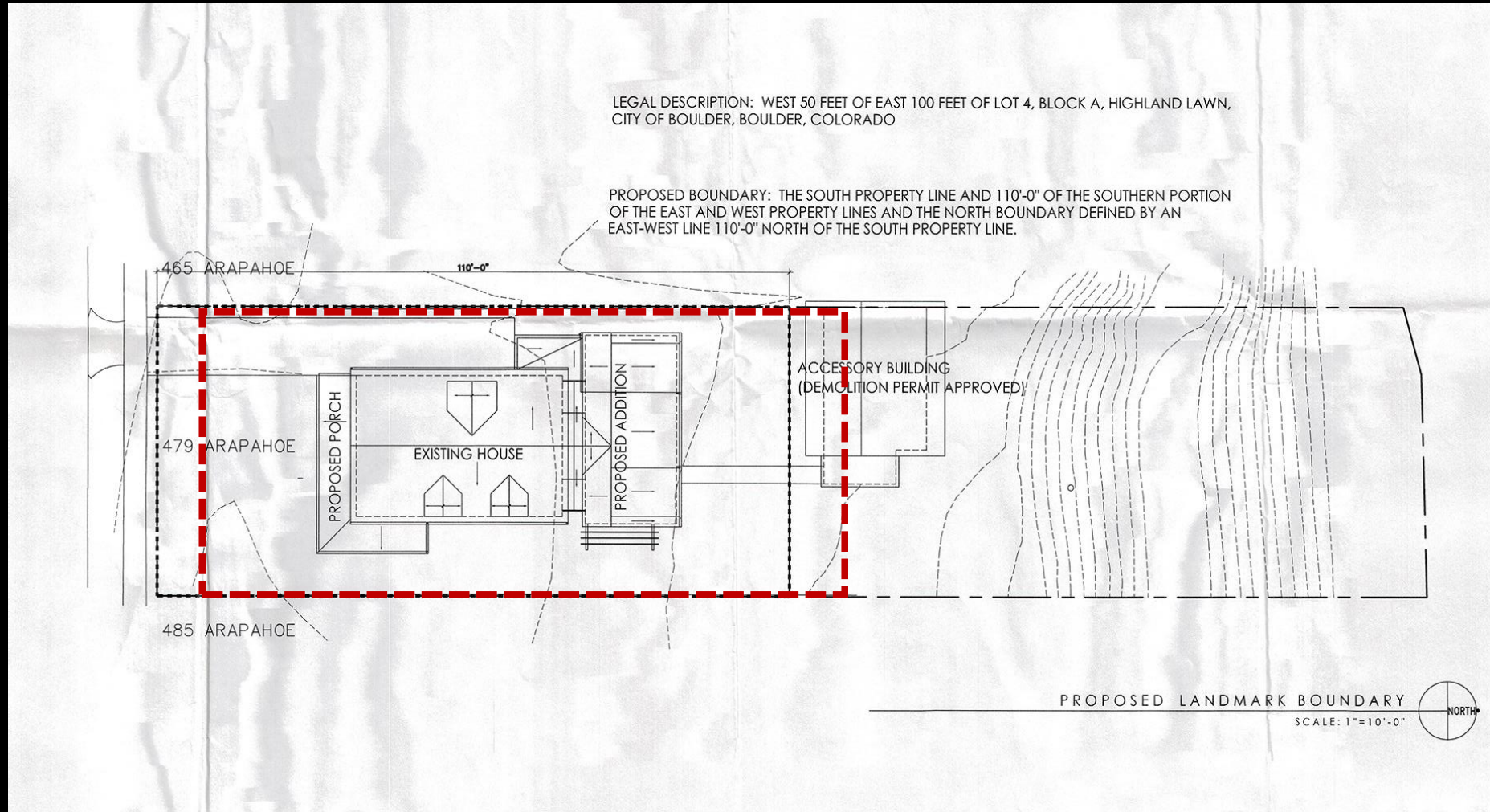


# Approved Addition South Elevation (façade)





# Proposed Landmark Boundary



# RECOMMENDATION

Staff and the Landmarks Board recommends the City Council designate the property as a local landmark:  
Motion to adopt No. 8141 designating the property at **479 Arapahoe Avenue** as a local historic landmark, to be known as the **Higman House**, as an individual landmark under the City of Boulder Historic Preservation Code.



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## AGENDA ITEM 5B

Second reading and consideration of a motion to adopt Ordinance No. 8142, designating the building and a portion of the property at 2949 Broadway Street to be known as the Hulse House, as an individual landmark under the city's Historic Preservation Ordinance.

Applicant/Owner: ALR Investments/Michael Bosma

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## PROCEDURE FOR QUASI-JUDICIAL PUBLIC HEARING

1. All speaking to the item are sworn in
2. City Council members note any ex parte contacts
3. Staff presentation
4. Applicant presentation
5. Public hearing opened for citizen comments
6. Applicant rebuttal
7. Public hearing closed; City Council discussion
8. A motion requires an affirmative vote of at least 5 members to pass motion. Motions must state findings, conclusions, and recommendation
9. A record of the hearing is kept by staff

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## THE CITY COUNCIL'S DECISION

- Approve the designation by Ordinance
  - Modify and Approve by Ordinance
  - Disapprove the designation
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## CRITERIA FOR THE CITY COUNCIL'S DECISION:

### 9-11-1 & 9-11-2, Boulder Revised Code

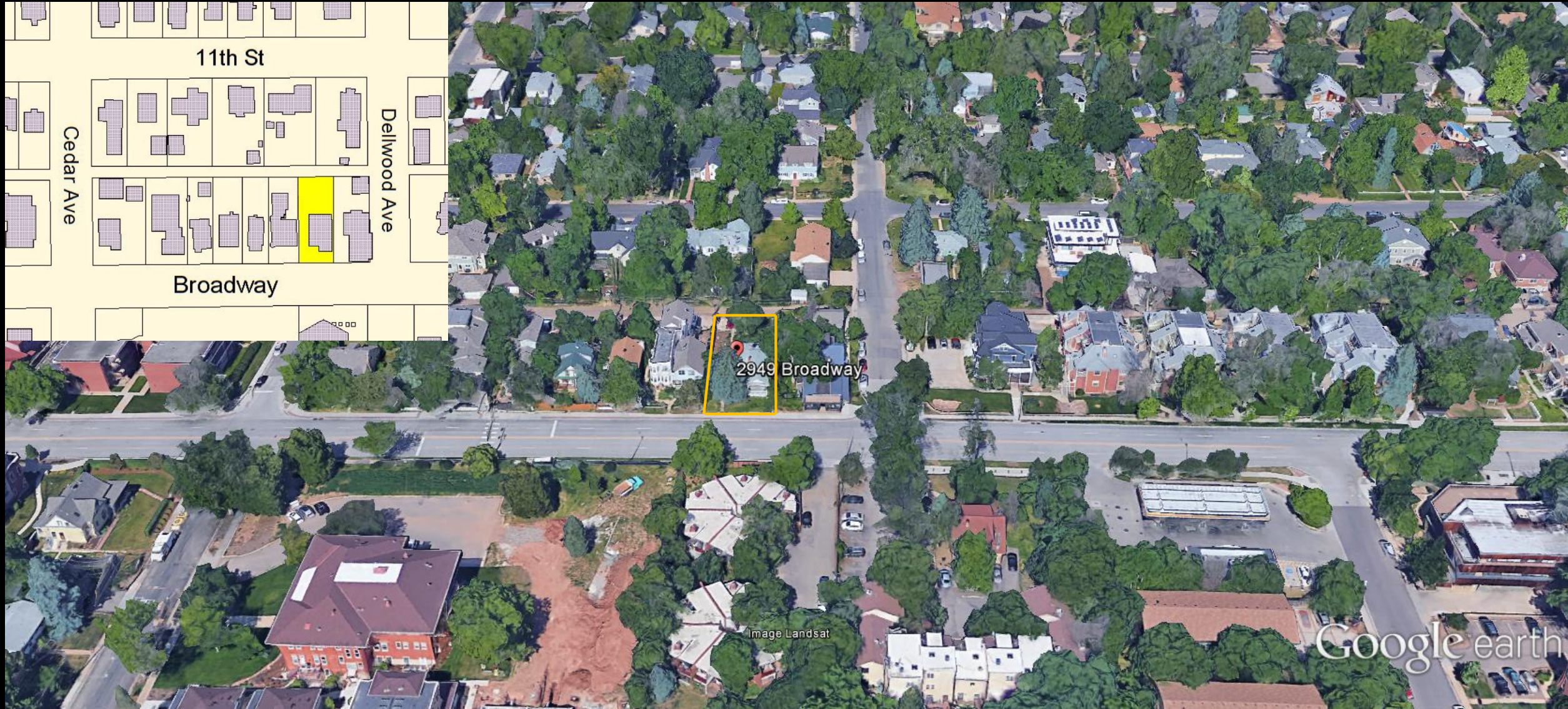
Whether the subject property meets the criteria for individual landmark designation and conforms with the purposes and standards of the ordinance, in balance with the goals and policies of the Boulder Valley Comprehensive Plan.

*“Special character and historic, architectural, or aesthetic interest or value...”*

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# 2949 Broadway Street





## 2949 Broadway Street



c.1916



c.1949

*Carnegie Branch Library for Local History*



# 2949 Broadway Street



# CRITERIA FOR LANDMARK ELIGIBILITY

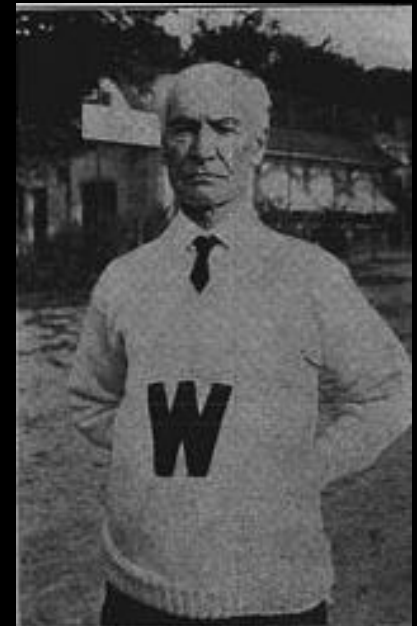
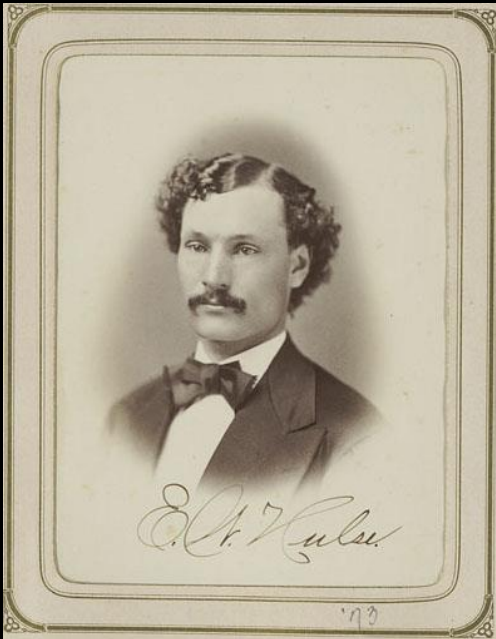
## Historic Significance

**Date of Construction:** 1911

**Association with Persons:** Elisha W. and Mary K. Hulse

**Development of the Community:** North Boulder

**Recognition by Authorities:** Historic Building Inventory, 1995





# CRITERIA FOR LANDMARK ELIGIBILITY

## Architectural Significance

- **Recognized Period or Style:** Edwardian Vernacular
- **Artistic Merit:** Architectural Detailing
- **Example of the Uncommon:** Early house in North





# CRITERIA FOR LANDMARK ELIGIBILITY

## Environmental Significance

- **Site Characteristics:** Residential Historic Character
- **Compatibility with Site:** Residential Historic
- **Geographic Importance:** Visual Landmark



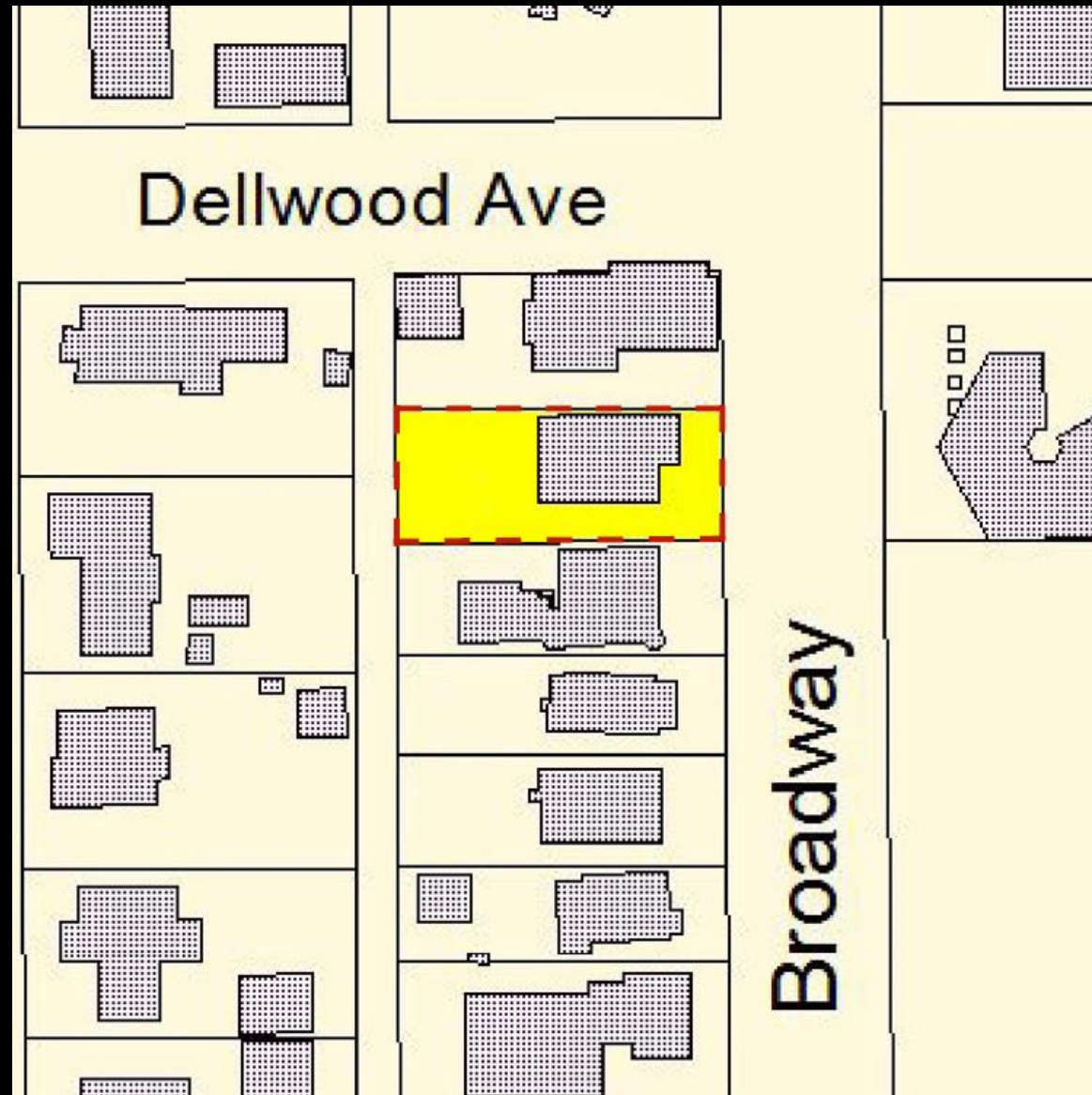
Google Maps, 2015



# Site Review Rehabilitation & Addition



# Proposed Landmark Boundary





## RECOMMENDED MOTION:

Staff and the Landmarks Board recommends the City Council designate the property as a local landmark:

Motion to adopt No. 8142 designating the property at **2949 Broadway Street** as a local historic landmark, to be known as the **Hulse House**, as an individual landmark under the City of Boulder Historic Preservation Code.

